# RENTAL MARKET REPORT

## Thunder Bay

Canada Mortgage and Housing Corporation

October 2001 Survey

### THUNDER BAY VACANCY RATE REMAINS STABLE AT 5.8 PER CENT

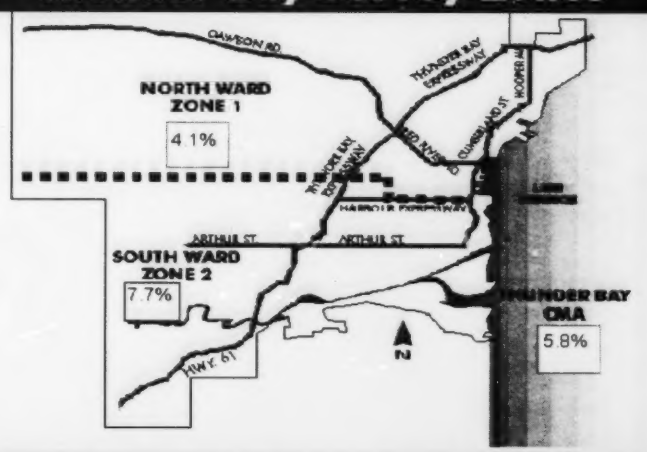
The vacancy rate among apartments with at least three units (3+) in the Thunder Bay Census Metropolitan Area (CMA) has remained steady at 5.8 per cent in October 2001, unchanged from last year's survey, according to Rental Market Survey (RMS) data released in November by Canada Mortgage and Housing Corporation (CMHC). (See Table 1)

With the October vacancy rate remaining stable, Thunder Bay now becomes the CMA with the highest vacancy rate for centres with populations over 100,000. Twenty-five of Canada's 26 major centres have lower vacancy rates than Thunder Bay. Northern Ontario's other major centre, Sudbury saw its rate drop from having the highest (7.7 per cent) among Census Metropolitan Areas in the country last year to 5.7 per cent this year. Meanwhile, elsewhere in Northwestern Ontario, Kenora's vacancy rate remained high at 10.8 per cent.

IN THIS ISSUE


Thunder Bay's Vacancy Rate Remains Stable at 5.8 Per Cent ..... 1
Summary ..... 2
**Rental Market Analysis**
National Average Rental Vacancy Rate Declines To 1.1 Per Cent ..... 3
Structure age analysis(including tables). 4
Migration by Age group analysis..... 5
Rental Outlook ..... 5
**Statistical Tables**
Vacancy Rates: Selected Canadian Centres 1994-2001..... 3
Vacancy Rates and Rents by Zone and Bedroom Type ..... 6
Vacant Units and Total Universe by Zone and Bedroom Type ..... 6
Vacancy Rates by Rent Range and Bedroom Type ..... 6
Vacancy Rates and Rents by Structure Size ..... 7
Vacancy Rates and Rents by Structure Height ..... 7
Average Rents: Metropolitan Areas..... 8


**Thunder Bay Survey Zones**




CMHC's RMS splits the city into segments corresponding to the former cities of Port Arthur and Fort William. In the North Zone, the vacancy rate fell to 4.1 per cent from 4.9 per cent in October 2000 while the South rate rose to 7.7 per cent, up from 6.8 per cent last year. (See Table 4).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Despite the relatively high vacancy rate, rents for all bedroom types rose except for bachelor units. The average rent for two bedroom apartments in CMA structures with at least three units (3+) was $657 in October 2001, up from $654 last October. Rents are still well below their peak in 1996 of $672. The average rent for a one bedroom apartment in structures with at least three units also rose to $529, two dollars more than the figure recorded in 2000, but $1 less than the average one bedroom rent peak of $530 in 1996. (See Table 6)

North Ward rents are higher than South Ward rents as has been the pattern for several years. North Ward two bedroom rents rose to $692 from $682 last year while one beds rose to $561 from $559. South Ward one bedroom rents are one dollar higher ($498) than last year ($497) while two bedroom rents fell to $618 from $624 last year. (See Table 6 on page 6) Rent data collected may or may not include utilities and this data does not specify whether the rents are hot (utilities included) or cold (utilities, not included).

Employment factors are key points to consider when trying to ascertain market movement. Employment did edge up over the year between the 2000 and 2001 surveys. Full-time work did improve compared to part-time. Jobs in retail, the casino and call centres put pressure on the market but homeownership affordability improved with falling interest rates causing some renters to become homeowners. New migration figures also show out-migration amongst 15-24 between 1999 and 2000 being higher than 25-44 and 45+ for the first time since at least 1992. If that trend continued between 2000 and 2001, that would have been another factor curbing the movement towards lower vacancy rates.

While the overall vacancy rate remained unchanged at 5.8 per cent, there were some interesting changes in vacancies by bedroom type in the CMA. Thunder Bay's most popular rental unit, the two bedroom was toppled from its position with vacancies in the 3 bedroom stock dropping to 3.1 per cent from 6.0 per cent last year. The two-bed rate, also fell but more moderately to 4.9 per cent from 5.3 per cent. Vacancies for bachelor and one bedroom both moved upwards to 17.7 and 6.3 per cent respectively. The 2000 rates for these two bedroom types were 10.7 per cent and 6.0 per cent. Bachelor and three bedroom units do represent a significantly smaller portion of the rental market examined in this survey. (See Table 5)

No matter whether one looks at unit count or structure height, the larger the structure, the lower the vacancy rate. The vacancy rate for structures with 3-5 and 6-19 units is 8.5 per cent. Meanwhile, vacancies are higher than market while both the 20-49 and 50-99 unit groupings, vacancies are 3.4 per cent and 3.5 per cent respectively.(See Table 8)

Similarly, buildings with between 5 and 9 storeys are the most often rented although the vacancy rate has risen from 1.6 per cent in 2000 to 4.0 per cent in 2001. Structures between one and four storeys high trail the larger buildings with these buildings having a 5.9 per cent vacancy rate, down from 6.3 per cent last year. (See Table 10)

Table 7 presents vacancies by rent range with lower priced accommodation experiencing higher rates while higher priced units experienced lower rates. The $600-$699 rent range is a mild anomaly.


## Summary

Thunder Bay's vacancy rate among apartments with three or more units remained unchanged compared to 2000 at 5.8 per cent. This halted a decline in vacancy rates ongoing since the peak in the market in 1998 when the vacancy rate for structures with at least three units was 9.3 per cent.

The vacancy rate in the north zone (essentially Thunder Bay's North Ward) fell once again to 4.1 per cent from 4.9 per cent. Conversely, the vacancy rate in the south zone (largely Thunder Bay's South Ward) edged rose to 7.7 per cent from 6.8 per cent last October.

Once again, average two bedroom rents rose to $657 from $654 while one bedroom rents also climbed to $529 from $527 per month.

Despite the levelling in the overall vacancy rate, Thunder Bay's rate should come down in the next twelve months. Continued retail and call centre expansion should work in favour of a further decline while historical low mortgage rates will tempt some renters to become homeowners. On balance, the vacancy rate should fall to 5.0 per cent in 2002.

## National Average Rental Vacancy Rate Declines To 1.1 Per Cent

The average rental vacancy rate in Canada's metropolitan centres fell from 1.6 per cent in October 2000 to 1.1 per cent in October, 2001. This is the lowest rate since the survey first included structures of three units and over in 1987.

Steady job creation in the past few years, high international immigration and growth in the young adult population were reasons cited for the drop in vacancy rates in many centres.

Seventeen of Canada's 26 major centres have lower vacancy rates than a year ago. The lowest rates were in Victoria (0.5 %), Montreal (0.6 %), Hull (0.6 %), and Ottawa (0.8 %).

Higher in-migration pushed vacancy rates lower in five of 10 centres in Ontario. Greater rental supply and strong movement towards home ownership caused vacancy rates to rise in Toronto, Ottawa, Kitchener and Windsor. As mentioned, Thunder Bay has the highest vacancy rate among Canada's metropolitan areas at 5.8 per cent, followed by Sudbury at 5.7 per cent.

Five of Quebec's six metropolitan areas had lower vacancy rates, with the greatest relative decline occurring in Sherbrooke (4.7 to 2.3 %). The Chicoutimi-Jonquière vacancy rate remained 4.4 per cent.

In the west, Victoria's vacancy rate went from 1.8 to 0.5 per cent in the past 12 months. Rates also fell in Winnipeg, Edmonton, Calgary, and Vancouver but rose in Regina and Saskatoon.

In Atlantic Canada, vacancy rates declined in Halifax, and St. John's. The vacancy rate in Saint John rose to 5.6 per cent from 3.4 per cent, the largest increase of all Canadian metropolitan areas.

CMHC's annual rent survey shows the highest average monthly rents for two-bedroom apartments were still in Toronto ($1,027), Vancouver ($919), and Ottawa ($914). The lowest average rents were in Trois-Rivieres ($419) and Sherbrooke ($446).

In metropolitan areas, rent increases ranged between 0.2 and 8.7 per cent. The greatest increase occurred in Edmonton. Calgary posted the second-largest increase at 5.8 per cent. Rents in Hull, Saint John, Toronto, St. Catharines, Ottawa, London and St. John's rose more than four per cent. Metropolitan area rent data is presented in Table 12 on Page 8.

TABLE 1 VACANCY RATES IN PRIVATE APARTMENT STRUCTURES OF 3 UNITS AND OVER 1994-2001

| METROPOLITAN AREA | 1994 October | 1995 October | 1997 October | 1998 October | 1999 October | 2000 October | 2001 October |
|---|---|---|---|---|---|---|---|
| CALGARY | 5.1 | 3.6 | 0.5 | 0.6 | 2.8 | 1.3 | 1.2 |
| CHICOUTIMI | 6.3 | 6.0 | 4.1 | 4.8 | 4.9 | 4.4 | 4.4 |
| EDMONTON | 8.9 | 10.2 | 4.6 | 1.9 | 2.2 | 1.4 | 0.9 |
| HALIFAX | 7.2 | 7.7 | 7.7 | 5.5 | 3.6 | 3.6 | 2.8 |
| HAMILTON | 2.4 | 2.0 | 3.1 | 3.2 | 1.9 | 1.7 | 1.3 |
| KITCHENER | 2.8 | 2.2 | 1.9 | 1.5 | 1.0 | 0.7 | 0.9 |
| LONDON | 4.1 | 4.3 | 5.1 | 4.5 | 3.5 | 2.2 | 1.6 |
| MONTRÉAL | 6.8 | 6.2 | 5.9 | 4.7 | 3.0 | 1.5 | 0.6 |
| OSHAWA | 3.4 | 2.7 | 2.4 | 2.0 | 1.7 | 1.7 | 1.3 |
| OTTAWA-HULL | 3.5 | 4.9 | 5.4 | 3.1 | 1.6 | 0.5 | 0.7 |
| OTTAWA | 2.6 | 3.8 | 4.2 | 2.1 | 0.7 | 0.2 | 0.8 |
| HULL | 6.6 | 8.3 | 9.4 | 6.7 | 4.4 | 1.4 | 0.6 |
| QUÉBEC | 6.9 | 6.0 | 6.6 | 5.2 | 3.3 | 1.6 | 0.8 |
| REGINA | 3.2 | 2.1 | 1.5 | 1.7 | 1.4 | 1.4 | 2.1 |
| ST. CATHARINES | 5.8 | 5.2 | 5.4 | 4.6 | 3.2 | 2.6 | 1.9 |
| SAINT JOHN | 8.0 | 8.6 | 8.2 | 7.3 | 5.2 | 3.4 | 5.6 |
| ST. JOHN'S | 7.1 | 10.8 | 16.6 | 15.4 | 9.2 | 3.8 | 2.5 |
| SASKATOON | 1.8 | 1.0 | 0.9 | 0.8 | 0.9 | 1.7 | 2.9 |
| SHERBROOKE | 8.0 | 6.2 | 7.5 | 7.3 | 7.6 | 4.7 | 2.3 |
| SUDBURY | 4.3 | 6.0 | 7.2 | 9.4 | 11.1 | 7.7 | 5.7 |
| **THUNDER BAY** | **4.1** | **6.2** | **7.7** | **9.3** | **7.5** | **5.8** | **5.8** |
| TORONTO | 1.2 | 0.8 | 0.8 | 0.8 | 0.9 | 0.6 | 0.9 |
| TROIS-RIVIÈRES | 7.4 | 7.2 | 8.6 | 8.5 | 7.9 | 6.8 | 4.7 |
| VANCOUVER | 0.8 | 1.2 | 1.7 | 2.7 | 2.7 | 1.4 | 1.0 |
| VICTORIA | 1.9 | 3.3 | 3.5 | 3.8 | 3.6 | 1.8 | 0.5 |
| WINDSOR | 1.6 | 1.8 | 4.5 | 4.3 | 2.7 | 1.9 | 2.9 |
| WINNIPEG | 5.6 | 5.4 | 5.9 | 4.0 | 3.0 | 2.0 | 1.4 |
| **TOTAL (1)** | **4.6** | **4.3** | **4.1** | **3.4** | **2.6** | **1.6** | **1.1** |

(1) Weighted average of Metropolitan areas surveyed. Metropolitan areas are shown in capital letters.

Table 2: Apartment Vacancy Rates By Structure Year of Completion and Bedroom Type
Thunder Bay CMA

| Year of Completion | All Units | | Bachelor | | One Bedroom | | Two Bedroom | | Three Bedroom + | |
|---|---|---|---|---|---|---|---|---|---|---|
| | 2000 | 2001 | 2000 | 2001 | 2000 | 2001 | 2000 | 2001 | 2000 | 2001 |
| No Date Available | ** | ** | N/A | N/A | ** | ** | ** | ** | N/U | N/U |
| Pre 1940 | 15.3 | 12.6 | ** | ** | 15.7 | 13.1 | 14 | 10.2 | ** | ** |
| 1940 - 1959 | 8.9 | ** | ** | ** | ** | ** | ** | ** | ** | N/A |
| 1960 - 1974 | 3.1 | 3.5 | ** | ** | 3.3 | 2 | 2.9 | 4.8 | ** | ** |
| 1975 - 1984 | 3.4 | 3.4 | ** | 7.8 | 2.8 | 3.1 | 3.7 | 3.5 | 0 | 0 |
| After 1984 | 8.1 | 7.7 | 27.5 | 59.8 | 11.6 | 14.9 | 7 | 4.6 | ** | 4 |
| Total | 5.8 | 5.8 | 10.7 | 17.7 | 6 | 6.3 | 5.3 | 4.9 | 6 | 3.1 |

## Newer units in Thunder Bay popular

Units built between 1960 - 1974 and 1975 - 1984 at 3.5 and 3.4 per cent respectively had the lowest vacancy rates of all structure ages while the oldest structures fared markedly worse than newer structures on either side of the prime 25 year age band. Pre-1940 fared the worst out of the five ranges for which data is available experiencing a 12.6 per cent vacancy rate while newer structures built after 1985 also fared poorly with a vacancy rate of 7.7 per cent. Data for those structures completed between 1940 and 1959 could not be reported due to sampling size. (See Table 2 above.)

Rents followed what one would expect when looking at structure age. Generally, the older the project, the lower the rent. There are a couple exceptions to this rule worth noting in the bachelor and one bedroom universe. (See Table 3 below.)

Table 3: Average Apartment Rents By Year of Completion and Bedroom Type
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|---|---|---|---|---|---|---|---|---|---|---|
| | 2000 | 2001 | 2000 | 2001 | 2000 | 2001 | 2000 | 2001 | 2000 | 2001 |
| No Date Available | ** | ** | N/A | N/A | ** | ** | ** | ** | N/U | N/U |
| Pre 1940 | 456 | 477 | ** | ** | 431 | 459 | 510 | 541 | ** | ** |
| 1940 - 1959 | 488 | ** | ** | ** | ** | ** | ** | ** | ** | N/A |
| 1960 - 1974 | 608 | 602 | ** | ** | 554 | 548 | 654 | 660 | ** | ** |
| 1975 - 1984 | 636 | 636 | ** | 433 | 568 | 574 | 673 | 667 | 761 | 789 |
| After 1984 | 671 | 669 | 346 | 350 | 523 | 525 | 682 | 686 | ** | 835 |
| Total | 605 | 605 | 379 | 375 | 527 | 529 | 654 | 657 | 802 | 819 |

## Did you know?

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**CMHC targets its clients as specific target groups, such as housing professionals, industry, governments and consumers. With the right information, these clients are able to make better and more informed decisions, leading to an overall improvement in the quality of housing and living conditions for Canadians.**
**That's why we are proud to be "Home to Canadians".**
**If you need to obtain additional information for our products or services call toll-free 1-800-668-2642 or visit our Web site at www.cmhc-schl.gc.ca.**

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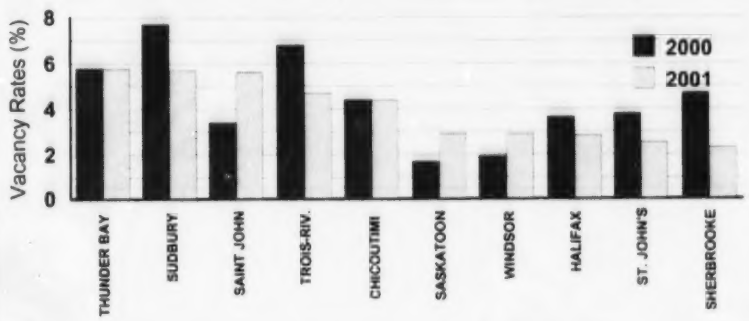
## East, once again, dominates high vacancy centres

The Maritimes and Quebec have six of the top ten centres with high vacancy rates in the country according to CMHC's October survey. St. John's, Halifax, and Saint John combine with Trois Rivieres, Sherbrooke and Chicoutimi to dominate the top ten. Rounding out the top ten are Sudbury (5.7 per cent), Windsor 2.9 per cent and finally, Saskatoon, our only western centre creeping into the select group with a vacancy rate of 2.9 per cent, up strongly from 1.7 per cent. Thunder Bay's vacancy rate, as mentioned earlier, is highest in the country at 5.8 per cent. (See chart above)

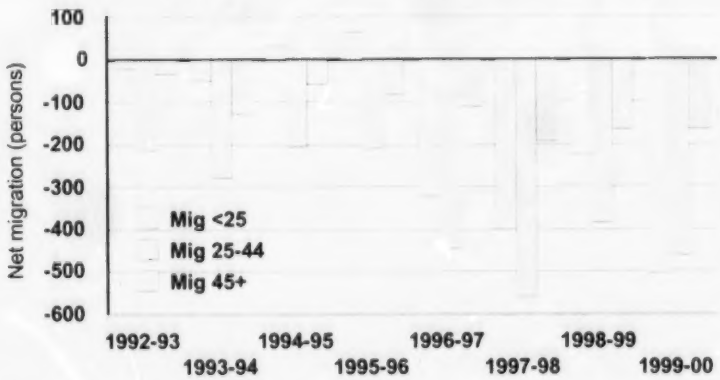
**Thunder Bay's vacancy rate remained unchanged from last year making it the highest vacancy rate in the country**




Note: Vacancy rates for private structures with 3 or more units.
Source: CMHC Rental Market Survey

Migration trends took another turn for the worse in 1999-2000 after a slight improvement in 1998-99. And, after counting the bulk of the out-migration between 1992 and 1999 in the 25-44 age group, the under 25 age group took over as the most populous age group experiencing out-migration which, of course, does not bode well for the rental market. Obviously, out-migration has to be brought under control in the Thunder Bay CMA for there to be sustained improvement in the local housing market. (See chart at right.)

**The under 25 population became the largest group of out-migrants partially explaining continued rental market weakness**




Source: Statistics Canada.

## Rental Outlook: Factors suggesting further rate decline outweigh the alternative

The Rental market has been improving since 1998 and despite the vacancy rate stabilizing over the past twelve months, factors suggesting a further rate decline outweigh factors pushing in the opposite direction. Strong construction activity will persist next year with projects such as the Bowater saw mill, Costco construction beginning and the continuation of the acute care hospital. Call centre jobs, a new and growing sector, stand to bolster the rental market with its natural attractiveness to the prime renter age group of 18-30. Rental construction is not anticipated to occur in any great amounts so the fall of the local vacancy rate should resume leading to a survey result of 5.0 per cent in October, 2002. Average rents should be flat, or possibly fall slightly given the relatively high vacancy rate. Out-migration and outstanding homeownership affordability will temper any dramatic improvement in the vacancy rate.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| 1975 - 1984 | 636 | 636 | ** | 433 | 568 | 574 | 673 | 667 | 761 | 789 |
| After 1984 | 671 | 669 | 346 | 350 | 523 | 525 | 682 | 686 | ** | 835 |
| Total | 605 | 605 | 379 | 375 | 527 | 529 | 654 | 657 | 802 | 819 |


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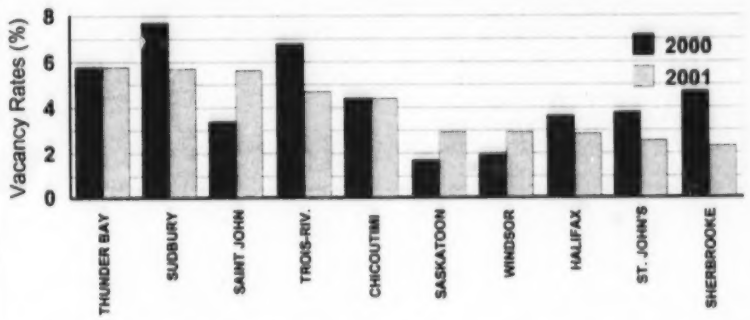
**Thunder Bay's vacancy rate remained unchanged from last year making it the highest vacancy rate in the country**




Note: Vacancy rates for private structures with 3 or more units.
Source: CMHC Rental Market Survey

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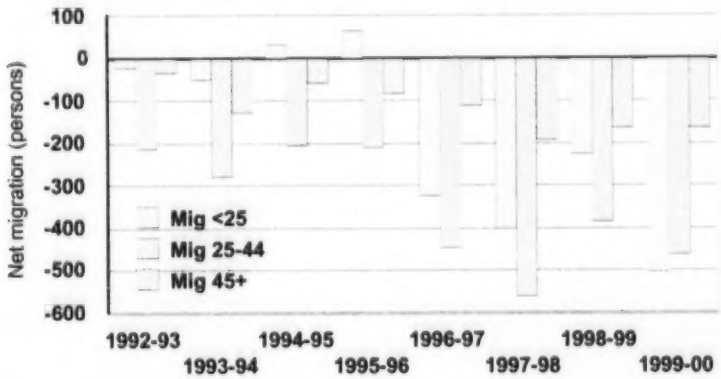


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Table 4: Apartment Vacancy Rates By Zone and Bedroom Type
Thunder Bay CMA

| Area | All Units | | Bachelor | | One Bedroom | | Two Bedroom | | Three Bedroom + | |
|---|---|---|---|---|---|---|---|---|---|---|
| | 2000 | 2001 | 2000 | 2001 | 2000 | 2001 | 2000 | 2001 | 2000 | 2001 |
| North Ward 1 | 4.9 | 4.1 | ** | ** | 4.1 | 3.5 | 5.1 | 4.2 | ** | ** |
| South Ward 2 | 6.8 | 7.7 | 13.0 | 21.5 | 8.0 | 9.1 | 5.6 | 5.5 | ** | ** |
| Thunder Bay CMA | 5.8 | 5.8 | 10.7 | 17.7 | 6.0 | 6.3 | 5.3 | 4.9 | 6.0 | 3.1 |

Table 5: Number of Apartment Units - Vacant and Total (Universe) By Zone and Bedroom Type
Thunder Bay CMA

| Area | All Units | | Bachelor | | One Bedroom | | Two Bedroom | | Three Bedroom + | |
|---|---|---|---|---|---|---|---|---|---|---|
| | 2000 | 2001 | 2000 | 2001 | 2000 | 2001 | 2000 | 2001 | 2000 | 2001 |
| North Ward 1 | 115 | 2,822 | ** | ** | 34 | 992 | 69 | 1,619 | ** | ** |
| South Ward 2 | 203 | 2,640 | 31 | 144 | 89 | 981 | 81 | 1,463 | ** | ** |
| Thunder Bay CMA | 318 | 5,462 | 39 | 220 | 124 | 1,973 | 150 | 3,081 | 6 | 188 |

Table 6: Apartment Average Rents By Zone and Bedroom Type
Thunder Bay CMA

| Area | All Units | | Bachelor | | One Bedroom | | Two Bedroom | | Three Bedroom + | |
|---|---|---|---|---|---|---|---|---|---|---|
| | 2000 | 2001 | 2000 | 2001 | 2000 | 2001 | 2000 | 2001 | 2000 | 2001 |
| North Ward 1 | 641 | 647 | ** | ** | 559 | 561 | 682 | 692 | ** | ** |
| South Ward 2 | 568 | 562 | 391 | 371 | 497 | 498 | 624 | 618 | ** | ** |
| Thunder Bay CMA | 605 | 605 | 379 | 375 | 527 | 529 | 654 | 657 | 802 | 819 |

Table 7: Apartment Vacancy Rates By Rent Range and Bedroom Type
Thunder Bay CMA

| Rent Range | All Units | | Bachelor | | One Bedroom | | Two Bedroom | | Three Bedroom + | |
|---|---|---|---|---|---|---|---|---|---|---|
| | 2000 | 2001 | 2000 | 2001 | 2000 | 2001 | 2000 | 2001 | 2000 | 2001 |
| < $400 | 18.3 | 24.9 | ** | 24.8 | ** | 28 | ** | ** | N/U | N/U |
| 400-499 | 8.6 | 9 | ** | 9.2 | 8.3 | 10 | ** | ** | ** | ** |
| 500-599 | 6.6 | 4.5 | ** | ** | 5.1 | 3.7 | 9.1 | 5.8 | ** | ** |
| 600-699 | 5.3 | 5.7 | N/U | N/U | 1 | 2.1 | 6.2 | 6.5 | ** | ** |
| 700-799 | 2.6 | 2.7 | N/U | N/U | ** | ** | 2 | 2.8 | ** | ** |
| $800 + | 2.9 | 2.1 | N/U | N/U | ** | ** | ** | ** | ** | ** |
| Total | 6.3 | 6.1 | 11.1 | 18 | 6.5 | 6.9 | 5.9 | 4.9 | 6.1 | 3.3 |

## Zones

The survey zones reported in this publication are identified on the map on page one.

**Zone 1:** Essentially Thunder Bay's North Ward. Thunder Bay Census Metropolitan Area north of a line running roughly along 10th and 11th Avenues to Edward Street; then east of Edward Street to Oliver Road; then north of Oliver Road to the CMA's western boundary.

Table 8: Apartment Vacancy Rates By Structure Size and Bedroom Type
Thunder Bay CMA

| Structure Size | All Units | | Bachelor | | One Bedroom | | Two Bedroom | | Three Bedroom + | |
|---|---|---|---|---|---|---|---|---|---|---|
| | 2000 | 2001 | 2000 | 2001 | 2000 | 2001 | 2000 | 2001 | 2000 | 2001 |
| 3 - 5 Units | 9.1 | 8.5 | ** | ** | 8.8 | 10.5 | 10.9 | 7.6 | ** | ** |
| 6 - 19 Units | 9.2 | 8.5 | ** | ** | 9.7 | 8.2 | 7.8 | 7 | ** | ** |
| 20 - 49 Units | 3.1 | 3.4 | ** | ** | 4.2 | 4.8 | 2.4 | 2.1 | ** | 0 |
| 50 - 99 Units | 1.8 | 3.5 | 0 | 0 | 0.8 | 1.6 | 2.4 | 4.6 | ** | ** |
| 100+ Units | ** | ** | N/U | N/U | ** | ** | ** | ** | ** | ** |
| Total | 5.8 | 5.8 | 10.7 | 17.7 | 6 | 6.3 | 5.3 | 4.9 | 6 | 3.1 |

Table 9: Average Apartment Rents By Structure Size and Bedroom Type
Thunder Bay CMA

| Structure Size | All Units | | Bachelor | | One Bedroom | | Two Bedroom | | Three Bedroom + | |
|---|---|---|---|---|---|---|---|---|---|---|
| | 2000 | 2001 | 2000 | 2001 | 2000 | 2001 | 2000 | 2001 | 2000 | 2001 |
| 3 - 5 Units | 529 | 537 | ** | ** | 459 | 454 | 554 | 592 | ** | ** |
| 6 - 19 Units | 588 | 585 | ** | ** | 505 | 519 | 632 | 624 | ** | ** |
| 20 - 49 Units | 621 | 627 | ** | ** | 546 | 550 | 684 | 688 | ** | 739 |
| 50 - 99 Units | 667 | 674 | 406 | 439 | 604 | 597 | 701 | 712 | ** | ** |
| 100+ Units | ** | ** | N/U | N/U | ** | ** | ** | ** | ** | ** |
| Total | 605 | 605 | 379 | 375 | 527 | 529 | 654 | 657 | 802 | 819 |

Table 10: Apartment Vacancy Rates By Structure Height and Bedroom Type
Thunder Bay CMA

| Storey Count | All Units | | Bachelor | | One Bedroom | | Two Bedroom | | Three Bedroom + | |
|---|---|---|---|---|---|---|---|---|---|---|
| | 2000 | 2001 | 2000 | 2001 | 2000 | 2001 | 2000 | 2001 | 2000 | 2001 |
| No Storey Data | 9 | 10.2 | ** | ** | ** | ** | ** | ** | ** | 4.4 |
| 1 - 4 Storeys | 6.3 | 5.9 | 9.1 | 13.7 | 6 | 6 | 6.2 | 5.2 | ** | ** |
| 5 - 9 Storeys | 1.6 | 4 | ** | ** | 0 | 1.9 | 2.2 | 4.9 | ** | ** |
| 10+ Storeys | ** | ** | N/U | N/U | ** | ** | ** | ** | ** | ** |
| Total | 5.8 | 5.8 | 10.7 | 17.7 | 6 | 6.3 | 5.3 | 4.9 | 6 | 3.1 |

Table 11: Average Apartment Rents By Structure Height and Bedroom Type
Thunder Bay CMA

| Storey Count | All Units | | Bachelor | | One Bedroom | | Two Bedroom | | Three Bedroom + | |
|---|---|---|---|---|---|---|---|---|---|---|
| | 2000 | 2001 | 2000 | 2001 | 2000 | 2001 | 2000 | 2001 | 2000 | 2001 |
| No Storey Data | 692 | 711 | ** | ** | ** | ** | ** | ** | ** | 829 |
| 1 - 4 Storeys | 575 | 574 | 382 | 377 | 511 | 513 | 629 | 631 | ** | ** |
| 5 - 9 Storeys | 683 | 672 | ** | ** | 609 | 615 | 710 | 692 | ** | ** |
| 10+ Storeys | ** | ** | N/U | N/U | ** | ** | ** | ** | ** | ** |
| Total | 605 | 605 | 379 | 375 | 527 | 529 | 654 | 657 | 802 | 819 |

**(Zones continued)**

**Zone 2:** Basically Thunder Bay's South Ward. Thunder Bay Census Metropolitan Area south of a line running roughly along 10th and 11th Avenues to Edward Street; then west of Edward Street to Oliver Road; then south of Oliver Road to the CMA's western boundary.

**Abbreviations:**

** - sample too small to be reported.

N/U - no units in this category.

| Table 12: Average rent of private apartments (in structures of 3 units and over all units) October 2001 | | | | |
|---|---|---|---|---|
| | Number of bedrooms | | | |
| **Area** | **Bach** | **1** | **2** | **3** |
| Calgary, CMA | 492 | 649 | 783 | 749 |
| Chicoutimi CMA | 296 | 364 | 439 | 479 |
| Edmonton, CMA | 458 | 537 | 654 | 734 |
| Halifax, CMA | 508 | 554 | 673 | 850 |
| Hamilton, CMA | 453 | 608 | 740 | 909 |
| Kitchener, CMA | 481 | 615 | 722 | 881 |
| London, CMA | 433 | 547 | 683 | 847 |
| Montréal, CMA | 404 | 476 | 529 | 629 |
| Oshawa, CMA | 542 | 692 | 799 | 900 |
| Ottawa, CMA | 622 | 762 | 914 | 1,090 |
| Québec, CMA | 380 | 473 | 538 | 613 |
| Regina, CMA | 334 | 476 | 568 | 653 |
| Saint John, CMA | 344 | 406 | 483 | 509 |
| Saskatoon, CMA | 356 | 460 | 558 | 600 |
| Sherbrooke, CMA | 297 | 366 | 446 | 536 |
| St. Catharines-Niagara, CMA | 424 | 569 | 680 | 757 |
| St. John's, CMA | 419 | 489 | 575 | 581 |
| Sudbury, CMA | 387 | 500 | 620 | 694 |
| **Thunder Bay, CMA** | **375** | **529** | **657** | **819** |
| Toronto, CMA | 695 | 866 | 1,027 | 1,214 |
| Trois-Rivières, CMA | 293 | 358 | 419 | 467 |
| Windsor, CMA | 466 | 618 | 738 | 873 |
| Winnipeg, CMA | 357 | 476 | 605 | 704 |

# Definitions

**Vacancy:** A unit is considered vacant if, at any time of the survey, it is physically unoccupied and available for immediate rental.

**Rent:** The rent data refers to the actual amount tenants pay for their unit. Amenities and services such as heat, light, parking, hot water and laundry facilities may or may not be included in the monthly rent reported in individual cases. The average rent figures reported in the publication represent the average of different units in the market area, some of which may have some or all of these services.

**Rental apartment structure:** Any building containing three or more rental dwellings which are not ground-oriented.

**Rental row house structure:** Any building with three or more ground-oriented rental dwellings.

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